



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

November 4th, 2015

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

C. Hays
11-18-15

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair, Mark Curtis.

Roll Call: Jim Cole, Rick Williams, Mark Curtis, Sean Collyge, Starr Leyva, Ron Homeyer, and Ashley Tucker were present.

Staff present: John Sudduth – Administrator of General Services, Building Inspector – J.C. Brenaman, Kevin Gambrill – Planning Director, Planning Manager – Taylor Reamer, and County Planner—Caitlynn Hays were present.

Public Present: There was 1 member of the public present.

Disposition of Minutes: 10-21-2015.

Mr. Cole moved to approve the October 21st, 2015 Planning Board Meeting Minutes.

The motion was seconded by Mr. Homeyer. The motion carried 6-0.

Mr. Tucker abstained due to absence at the 10-21-15 meeting.

General Public Comment: None

Old Business: None

New Business: None

Public Hearing adjourned at 6:01 pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:01 pm

Old Business: None

New Business:

- I. **ARCO Environments Site Plan Review, #15-171, 11230 & 11232 John Zodrow Rd., Gentry**
Represented by Ron Homeyer, Civil Engineering, 71 S Mt. Olive, Siloam Springs

Mr. Homeyer recused himself as a member of the TAC.

Mr. Curtis asked Staff for the report of ARCO Environments SPR, #15-171.

Staff gave a presentation on ARCO Environments SPR, #15-171, outlining the information in the TAC Report.

Applicant Comment:

Mr. Homeyer stated the extra parking spaces would be added to the survey instead of seeking a variance. The applicant has no problem with implementing screening along the north edge of the site. The building plan would be a single phase 1,800 sq. ft. structure and the revised plan will be adjusted accordingly.

Mrs. Leyva asked what the applicant is storing in the buildings.

Mr. Homeyer stated sand products would be stored.

Mr. Cole asked if the product was for polishing floors.

Staff stated that paragraph 2 of the TAC report summarized the ARCO products.

Mr. Tucker asked if any additional employees would be added.

Mr. Homeyer stated there would not be any additional employees added.

Mr. Tucker asked about the open dock beside the building.

Mr. Homeyer stated the open dock would remain and the contents it is storing now would be moved into the building.

Board Comment:

Mr. Cole wanted conformation that landscaping could be added to the site.

Mr. Homeyer stated that landscaping could be added to screen the surrounding neighbors.

Mr. Tucker asked if they had heard from any of the neighbors.

Mr. Homeyer stated they had not. He also stated that the ARCO site existed before the neighboring homes were purchased.

Other Business: None

STAFF UPDATES:

I. Administrative Approvals

A. Fryer Minor Subdivision, #15-160, 8411 Ridgecrest Lane, Rogers

DISCUSSION ITEMS:

I. County Courthouse Proposal

Mr. Curtis updated the Board on the proposal and stated its importance to the area. He also stated it being a County structure, the Board has jurisdiction. Mr. Curtis encouraged the Board to stay updated and learn more about the project.

Mr. Sudduth showed the Board where the finance and floor plan information can be found Online. The proposed locations were shown.

Mr. Curtis updated the Board on the Trulove Construction appeal. Mr. Curtis stated that the three JP's selected to hear the case reversed the Boards decision to deny the project. The applicant is required to come up with mitigation measures and return in 30 days.

Meeting Adjourned at 6:35 pm.